

\$725,000 - 227 Union Avenue Se, Calgary

MLS® #A2230268

\$725,000

3 Bedroom, 3.00 Bathroom, 1,220 sqft

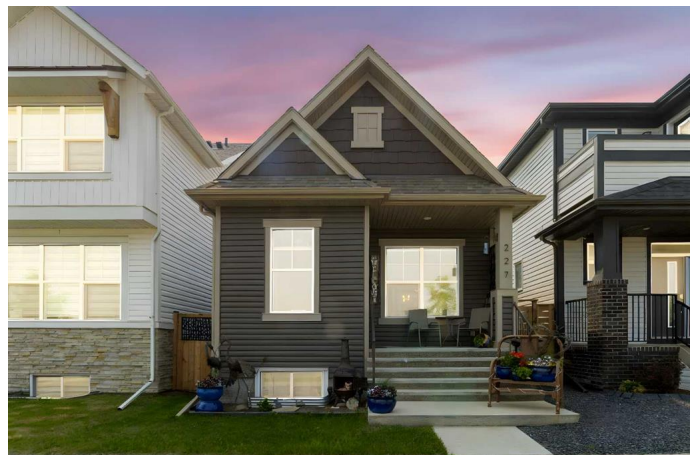
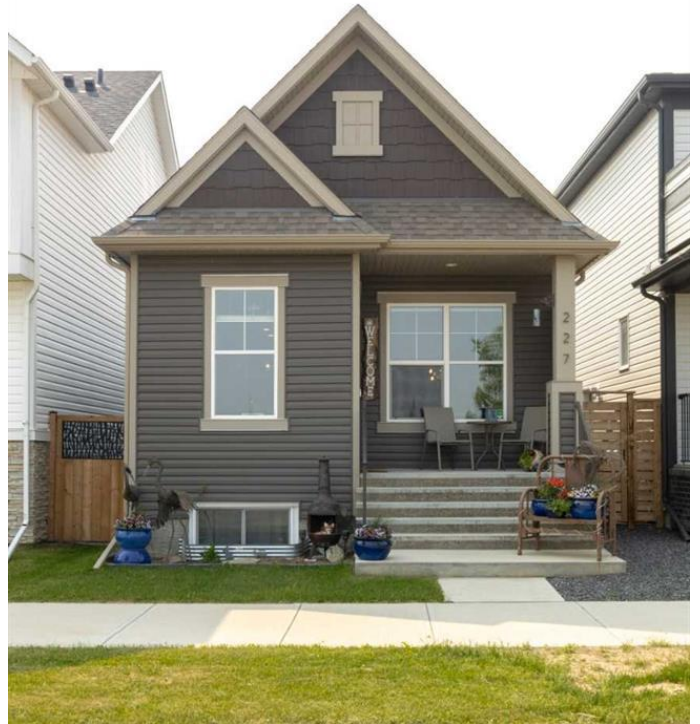
Residential on 0.06 Acres

Seton, Calgary, Alberta

Open House Sunday 11 to 1; Fathers Day. Price reduced to \$725,000. Come early and spent the rest of the day with DAD! Fabulous Brookfield York Bungalow with so many upgrades. No waiting and managing the house building as this is 4 years old and has all the upgrades and fully developed. You can't get this from the builder. 9 foot basement and 10 foot main floors. A front porch that enters to the Great room/living room with light flooding into the area. Adjacent dining room and a great kitchen with a peninsula instead of the island (way more functional) and a den across from the kitchen. You could use it as a office or a nook for the kitchen. Stainless steel appliances and granite counters. The master is very large with a 5 ft shower, granite counter in vanity and a great walk in closet with wood shelves. There is a 1/2 bath and the laundry area accesses the back door to the private no maintenance yard and the oversized garage.. The garage is a Guy's dream measuring 23 x 24.5 with storage in the upper part of the garage. Down the open set of stairs, there is an huge entertainment area with a walk up dry bar, 2 generous bedrooms, a full bath with a computer corner and storage. Pride of ownership and one floor living. Turn key as every thing is done.

Built in 2019

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2230268 |
| Price | \$725,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,220 |
| Acres | 0.06 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 227 Union Avenue Se |
| Subdivision | Seton |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3M 3E9 |

Amenities

| | |
|----------------|--|
| Amenities | Other |
| Utilities | Electricity Connected |
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized, Rear Drive, Workshop in Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Storage, Walk-In Closet(s) |
| Appliances | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line |
| Lot Description | Back Lane, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 5 |
| Zoning | R-G |
| HOA Fees | 375 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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